

Hillcrest IX Highlights

Newsletter of the Hillcrest IX Homeowners' Association

Spring 2024

Welcome to the latest edition of our HOA Community Newsletter! We are thrilled to have you as part of our vibrant and engaged community. Whether you are a long-time resident or new to the neighborhood, this newsletter is designed to keep you informed and connected.

In this edition, we will be highlighting upcoming community events, important updates from the HOA board, and exciting initiatives aimed at enhancing our neighborhood. We encourage you to get involved and make the most of all the opportunities available to you to be part of our wonderful community.

Our HOA community is built on kind and open communication, privacy, safety, and preservation of our natural arroyo and surrounding landscape. We believe that by working together, we can create a thriving and welcoming environment for everyone. We encourage you to share your ideas, get to know your neighbors, and actively participate in our monthly HOA Board meetings.

We hope this newsletter serves as a valuable resource for you. If you have any suggestions, feedback, or would like to contribute to future editions, please don't hesitate to reach out to us. Thank you for being a part of our Hillcrest IX HOA community. Together, we can continue to make our neighborhood a wonderful place to live, work, and play



New Year – New Board

January '24 brought in several new board members and a change in roles. We want to take this opportunity to thank our outgoing board members for their board service:

- Linda Liu – Vice President
- Peter Krzykos – Director

Serving on our HOA board can be a fulfilling experience and a great way to contribute to our community. Listed below are the continuing and new members serving 2024:

- Robert Hunter – President
- Krista Rabe – Vice President
- Andrew Gauer – Secretary
- Ryan Hildreth – Treasurer
- Darla Williford – Director

Our board is here to help shape the future of our neighborhood. We look forward to building relationships with our neighbors and making a positive impact for Hillcrest IX. If you would like to send an email to the HOA Board about anything, please email us at hoaboard@hillcrest9.org

2024 Annual Meeting Recap

The annual meeting was called to order on Jan 20th, 2024.

- President Andrew presented the Officer Report sharing 2023 highlights.
- Treasurer Ryan reviewed the financial report including income, operating expenses, reserve expenses & account balances for year-end 2023.
- Director Peter presented the status of the grounds report.
- Homeowners presented questions & discussion topics regarding personal

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homeowner insurance reviews and how the reserve funding works.

- Election results were tallied by two independent Homeowners (Anne Dudley and Greg Rocca): 63 valid ballots were counted w/ 0 invalid ballots.
- The Annual meeting was called to close, followed by the Organizational meeting with selection of new roles & responsibilities for 2024.

Spring Readiness

Now is the time to prepare our yards for Spring. The recent rains are weeds' best friend. The Board will be touring the community in mid-March to assess the health of our neighborhood. We would like to take this opportunity to remind you to act now before the weeds overwhelm and spread. Taking pride in your yard helps to create a visually appealing neighborhood for everyone to enjoy in the spring.

Residents, get ready and showcase your spring-ready yards. Winners will be chosen in Mid-March by the Board during our Walk-About. Winners will be posted on the Website.



Categories will include:

- Best Eco-Friendly Yard
- Best Flower Bed
- Most Improved Yard
- Best Use of Boulders
- Best “Not a Weed to be Found” Yard

Living with Wildlife

Part of what makes our neighborhood so charming is the beauty and energy of the local wildlife living in and around the Lookout Mountain Nature Preserve. Recently, some residents have witnessed curious Javelinas munching on, and ultimately destroying some native cacti in the arroyo and flower beds in their front yards. We all recognize the annoyance and encourage neighbors to follow AZ Game & Fish guidelines on “living with wildlife”. Follow the link below to the AZGFD website for more information.

www.azgfd.com/wildlife-conservation/living-with-wildlife/

Hillcrest IX Committees

Additional participation from our neighbors is encouraged for other roles rather than serving on the board.

This year we are continuing with the **Welcome Committee**, led by Kathy Neuroth.

- Kathy and other volunteers, welcome new neighbors into the community with a wonderful basket of goodies, warm greetings and an answer to many neighborhood questions. Rumor has it that 2024 may even sneak in a welcoming song and dance routine.

This year we are bringing back the **Landscape Committee**, led by Jim McDonough.

- Jim has already rounded up some helpers, and more hands are always welcome. They will supplement the efforts of our current Landscaping company, with any small jobs or immediate landscaping cleanup prior to our regular landscaping services.

If you are interested in either of these committees, or have other ideas to try, (i.e. Social Committee?)

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Newsletter Committee?) Please let anyone on the Board know of your suggestions and interest.

Upcoming Events

- March Board Meeting: **March 4th**
 - 5:30pm. Homeowners are invited to join.
 - Meetings held at Fountain of Life Church: 1055 E Hearn Road
 - Board Compliance Drive-By: **Mid-March**
 - April Board Meeting: April 1st (only fools invited)
 - April Dues Due: **April 1st**: \$250 (1 of 2 payments due April 1st and October 1st).
- Check out the “Bill Payment” section on our website for setting up your bank for easier payments.

Hillcrest IX Website

A couple of years ago we did a major overhaul of the community website. Each month the website gets the last approved Board meeting minutes and financials. If you cannot make it to a Board meeting, you can keep up to date by using the website.



The website also contains the HOA newsletters, CC&Rs, bylaws, community calendar, important forms, and a great history section.

There is also a photo gallery of different photos taken throughout the community as well as the current contact information for the Board members.

Check it out at www.Hillcrest9.org!



2024 HOA Board & Architectural Committee Meetings

HOA Board and Architectural Committee meetings are held at 5:30 p.m. at the Fountain of Life Church (in the sanctuary), 1055 E. Hearn Road. A Zoom link will be sent out via email to all members in advance of the meeting. Community members are always welcome, and we look forward to seeing you there!

- Monday, March 4th
- Monday, April 1st
- Monday, May 6th
- Monday, June 3rd
- Monday, July 1st
- Monday, August 5th
- Tuesday, September 3rd
- Monday, October 7th
- Monday, November 4th
- Monday, December 2nd
- Monday, January 6, 2025

Community Calendar

Multi-Use Trail Grooming Project

Saturday, October 26, 2024

Annual Picnic

Saturday, November 2, 2024

Annual Meeting

Saturday, January 18, 2025



Mon	Tue	Wed	Thu	Fri	Sat	Sun
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

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2024 Board Contact Information

Rob Hunter – President
602-228-2311 (call/text)

Krista Rabe – Vice President
480-323-9054 (call/text)

Ryan Hildreth – Treasurer
603-781-5506 (call/text)

Andrew Gauer – Secretary
602-421-1495 (call/text)

Darla Williford – Director
602-790-7157 (call/text)

Bulk Trash Pickup 2024



Hillcrest IX falls in Area 11
(South of Bell Rd, North of
Cactus Rd, between 12th and
24th Streets)

Placement begins on **March 2, 2024**
Collection begins on **March 11, 2024**

Placement begins on **June 1, 2024**
Collection begins on **June 10, 2024**

Placement begins on **August 31, 2024**
Collection begins on **September 9, 2024**

Placement begins on **November 30, 2024**
Collection begins on **December 9, 2024**

After your bulk trash is picked up, please make sure
to sweep up the road if necessary.

Homeowners Ballot Write-In Suggestions:

<i>Homeowner Suggestions</i>	<i>HOA Board Response</i>
<i>Doing a great job</i>	<i>Thank you</i>
<i>Arroyo landscaping & tree trimming needs to be more frequent; prior to large branches breaking, falling, causing damage and/or blocking water flow.</i>	<i>More frequent service incurs a fee that will in turn raise HOA dues. This year we are introducing a new Landscaping Committee which can help out if something needs immediate attention prior to the scheduled service. The board will also evaluate this in the next Reserve Study that is schedule for 2025.</i>
<i>Have committee sign-up sheets included w/ballot or available at the annual meeting.</i>	<i>Please let any Board member know if you are interested in joining a committee.</i>
<i>Volunteer to be on Landscape Committee 2024</i>	<i>We second this motion.</i>
<i>Concerned about constant increases in dues</i>	<i>The Board never likes to raise dues, but definitely wants to never have any onetime assessments to our homeowners. In the past 20 years, only four dues increases have been realized. This last dues increase has brought us up to a 3% inflation from the inception of the Dues.</i>

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<i>Homeowner Suggestions</i>	<i>HOA Board Response</i>
Concerned about liability issues for Tract D	Our liability is extremely minimal for Tract D. So, small that when the CC&Rs were being updated, the Board and Governing Documents Committee agreed to move forward with allowing Hillcrest IX to contribute to the maintenance of Tract D. We have only contributed once to the tree trimming that was done on a Special one-time MOU.
Monthly maintenance improvement along 12 th street to also include area north of Acoma. Thanks to you all!	Board to take this into consideration when looking into replanting this year.
Have landscapers rake up cholla, stickers under the chollas & near the bridge so the dogs can't get in them, and the pack rats don't leave them on the bridge.	Will provide comment to both Landscaping service and Landscaping Committee
If a standalone document, "A Memorandum of Understanding" (regarding Tract D) exists between Hillcrest IX and PMGC, please post it on the Hillcrest IX website. If the standalone document does not exist, please consider creating	The MOU is a private understanding between Hillcrest IX and Pointe Mountainside and our website does not have a private section for homeowners only. By posting the document it would be visible to the public.

<i>Homeowner Suggestions</i>	<i>HOA Board Response</i>
such a document to post for transparency.	
If budget allows granite overlay/refresh on 12 th street with accent boulders along full perimeter	The Board will take this into consideration when doing the plantings this year. We do not have money slated for any granite refresh until 2026. We can, however, use some of our grounds maintenance money for this. The Board will review the remaining budget once monsoon season is over to see if this is something we can do.
I would like to be the Hillcrest IX handyman including pool work, handy work since 1991. Also framing, roofing, windows, drywall, paint, gates, Repair plumbing, electrical, mechanical, cool decking repatching, rebar patching, deck repair.	Please reach out to a board member with your name and phone number. The ballots were separated from the comment section. Thank you. hoaboard@hillcrest9.org

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<i>Homeowner Suggestions</i>	<i>HOA Board Response</i>
<p><i>Figure out a way to cut costs. \$500/year is a lot for no amenities. I know everything costs more though. Can we increase the transfer fee for when a home is sold?</i></p>	<p><i>We do currently have a disclosure fee of \$400 due at the sale of the home from the sellers. This is set at the maximum amount allowable. Our CC&Rs do not currently give us the ability to assess a transfer fee. We would need to amend our CC&Rs to have the section ability added and it would need to be approved by the community.</i></p>
<p><i>Knock off the petty, nit-picky CC&R violation BS. Having a few dead leaves on a tree or shrub does not reduce the value of any house in the neighborhood.</i></p> <ul style="list-style-type: none"> <i>● Leaves on a tree or shrub do not reduce the value of any house in the neighborhood.</i> <i>● A few years back I was written up for letting wildflowers go to seed (which, in case you are unaware, ensures that there will be wildflowers the next spring). During that time my flowers were going to seed, the house next door sold quickly at a very high price, and for every cent the owner was asking for.</i> 	<p><i>The Board has a duty to uphold the CC&Rs which is what governs what the board has to look at. This is something that the community has agreed to by purchasing a home in the community.</i></p>

<i>Homeowner Suggestions</i>	<i>HOA Board Response</i>
<ul style="list-style-type: none"> <i>● Focus on only what improves the quality of life for the homeowners.</i> 	
<p><i>Thank you for your service!</i></p>	<p><i>Thank you for your engagement!</i></p>